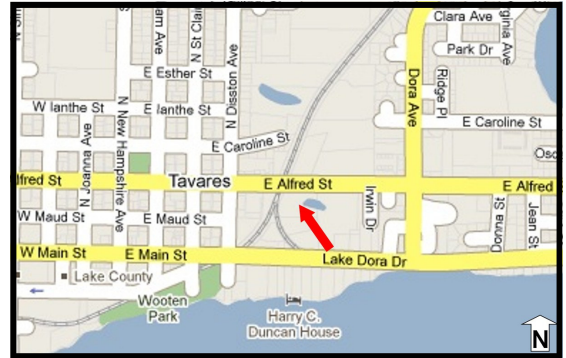


# GREAT LOCATION NEAR DOWNTOWN TAVARES

## TAVARES, FLORIDA



### SPECIFICATIONS

Address..... 510 E. Alfred Street  
..... Tavares, FL 32778  
Zoning ..... I  
Land Size..... 1.93± Acres  
Electric ..... Available  
Water/Sewer ..... City of Tavares

## For Sale \$ 1,599,000 For Lease \$ 5,870 NNN

- Great Location! Close to downtown Tavares and next to the railroad & the projected commuter rail from Lake County to downtown Orlando.
- Owner now willing to lease entire property or lease to purchase.
- Ideal location for boat sales and service, golf cart business, motorcycle or auto sales and service or any business wanting to be in this area.
- Property has 300+ ft frontage on Alfred St (Old 441) & 295 ft of railroad exposure. Currently the 9800+ sq ft building is used for mower sales & service and landscaping plants & product sales.
- Building has approx 3000 sq ft of a/c sales & showroom with 1 handicapped bathroom. 4000 ft of non a/c service area and another 3000 ft of warehouse span with a/c office & 2 bathrooms.
- The two warehouse areas are divided by a firewall. Additional chain linked secure area for landscape plants and products.
- Business & inventory are not included in sale as owner needed to expand to larger facility. Traffic count is 11,267+ cars per day.

Tyre & Taylor Commercial Realty, Inc.  
John Buxman, Associate

Office Phone: (352) 483-1000  
Cell: (352) 408-6996

Fax: (352) 483-1033  
E-Mail: jbxman@aol.com  
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